089.A	0001	0043.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	437,800	/	437,800
USE VALUE:	437,800	/	437,800
ASSESSED:	437,800	/	437,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43	-45	PINE ST, ARLINGTON

OWNERSHIP

Unit #: 43

Owner 1:	SANDOVAL SANDRA/ TRUSTEE
Owner 2:	SANDRA SANDOVAL TRUST
Owner 3:	
Street 1:	43 PINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LYONS MEGHAN T -
Owner 2:	-
Street 1:	43 PINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 894 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	437,800			437,800
Total Card	0.000	437,800			437,800
Total Parcel	0.000	437,800			437,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.71 | /Parcel: 489.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

310630

GIS Ref

GIS Ref

Insp Date

08/21/18

!15660!

PREVIOUS ASSESSMENT

Parcel ID 089.A-0001-0043.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	437,800	0	.		437,800		Year end	12/23/2021
2021	102	FV	425,600	0	.		425,600		Year End Roll	12/10/2020
2020	102	FV	419,600	0	.		419,600	419,600	Year End Roll	12/18/2019
2019	102	FV	423,000	0	.		423,000	423,000	Year End Roll	1/3/2019
2018	102	FV	375,300	0	.		375,300	375,300	Year End Roll	12/20/2017
2017	102	FV	342,900	0	.		342,900	342,900	Year End Roll	1/3/2017
2016	102	FV	277,100	0	.		277,100	277,100	Year End	1/4/2016
2015	102	FV	211,800	0	.		211,800	211,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:08:21

LAST REV

Date	Time
09/30/20	09:09:44
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15660

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYONS MEGHAN T,	75424-527	1	8/21/2020		520,000	No	No		
LYONS MEGHAN T	67935-323		8/31/2016	Convenience	1	No	No		
DOUCET VICTOR &	66782-43		2/9/2016		401,000	No	No		
VENDEN LOUISE A	64650-516		12/12/2014		290,300	No	No		
KRATZ EVELYN M	62972-187		11/25/2013		217,887	No	No		
BEYER NATHANIEL	57453-596		9/15/2011		217,000	No	No		
BEYER NATHANIEL	52922-105		6/4/2009	Family	1	No	No		
VENDEN L/TRS/ZO	51732-347		9/29/2008	Family	99	No	No		

USER DEFINED

Prior Id # 1:	56209
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
8/21/2018	Measured	DGM	D Mann
10/29/2015	Permit Insp	PC	PHIL C
1/20/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8030													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	43.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	403.516
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	490755
Depreciation:	53001
Depreciated Total:	437753

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	464.04
Special Features:	0	Val/Su Net:	489.71
Final Total:	437800	Val/Su SzAd	489.71

SKETCH

UnSketched SubAreas:
GLA: 894,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	894	403.520	360,743
Net Sketched Area:		894	Total:	360,743
Size Ad	894	Gross Area	894	FinArea 894

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.A-0001-0043.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: